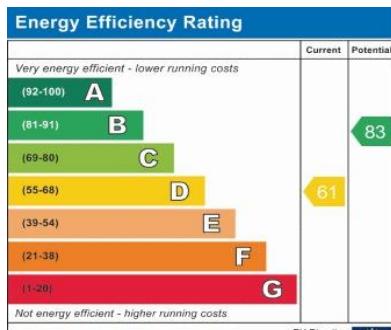
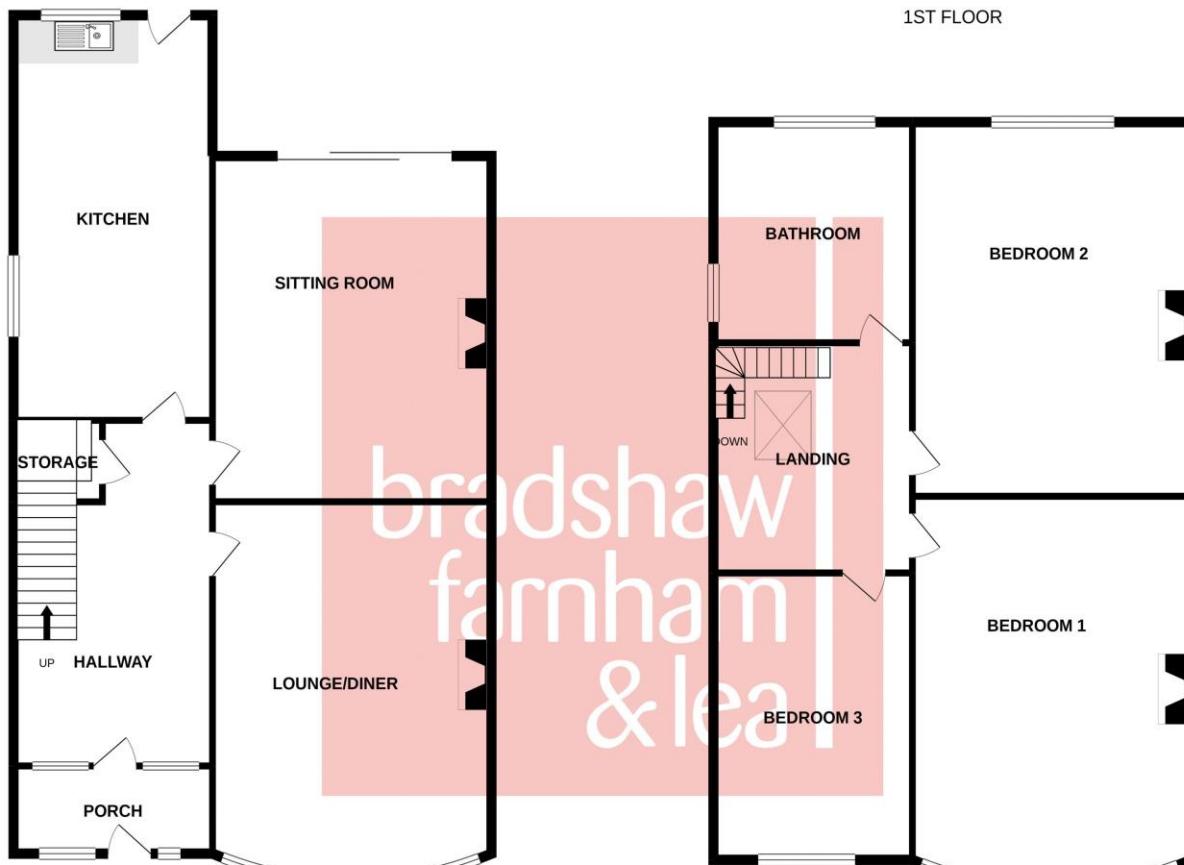


Explore the property...

EPC & Floor Plans



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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## About the property...

Immaculately presented throughout! Fantastic opportunity to purchase this wonderful, extended family home on the Bebington border. Situated on the leafy Hesketh Avenue, the property is nearby to excellent local schools and other amenities, making it the perfect 'upsize' for that growing family. The property is impressive on entry with a spacious driveway which accommodates parking for several vehicles, there is also a well-presented garden to the front which is laid to lawn and beautifully bordered. As you enter the property, there is a porch before you enter the particularly well-proportioned hallway which has excellent under stairs storage space. To the front of the ground floor you will find a beautiful, round bay windowed lounge space, and to the rear of the ground floor there is second reception room, bright and airy opening up to the fabulous rear garden. The kitchen/dining room is deceptively large, and has been refurbished by our current seller, coming with an array of wall and base units, and further views out onto the rear garden. To the first floor, there are three well-proportioned, two of which are very generous doubles, and all three benefit from having built in wardrobe space. The bathroom is another spacious element, and has undergone further refurbishment making it the perfect family bathroom. To the rear, there is a stunning, sunny garden. Mainly laid to lawn, beautifully bordered and part laid with patio. The property has the added benefit of having a very generously sized garage, perfect for storage. Viewing is essential to truly appreciate what is on offer.

## About the location...

From the office on Woodchurch Road, continue to the first set of lights and turn right on to Storeton Road. Continue down Storeton Road until you reach the second sets of traffic lights and turn left on to Mount Road, continuing down Mount Road onto the Wiend, at the end of the Wiend take a left onto Borough Road and take your first left onto Hesketh Avenue.

